

MASTER PLAN

for  
the

Marcy-Holmes Neighborhood

# CHAPTER ONE: LAND USE



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**Goal:** A land use pattern that allows for a variety of uses but protects sensitive single-family and other residential areas from commercial and industrial uses and University of Minnesota expansion.

## Background

The following statements from *The Minneapolis Plan* provide the context for the land use policies in this chapter.

**East Hennepin Avenue** is a commercial corridor becoming increasingly desirable as a place to do business. Yet street-fronting parking lots, vacant buildings and lots, and structures in need of maintenance detract from the area. Redevelopment with a strong residential component will help to populate the area and strengthen local businesses. Higher density housing is appropriate in this area because it is close to downtown and the university and because of proposed transit improvements. The Northstar Commuter Rail Line, between Minneapolis and St. Cloud, will likely spur a great deal of development around the proposed station near 7<sup>th</sup> Street and Central Avenue. Ensuring that new development enhances the environment for pedestrians and bicyclists, by installing lighting, street trees, wider sidewalks, and dedicated bike lanes, will make this a very attractive and convenient place to live, work, and shop.

**Central and University Avenues** are community corridors where a variety of residential development is appropriate, particularly where transit service is good. Residential development should be well integrated to attract people to use the corridors' businesses to meet their daily needs. All of these routes are heavily traveled, some supporting nearly 20,000 trips per day, creating real challenges for pedestrians. Streets are wide, sidewalks are narrow, traffic is fast, boulevards exist

only sporadically, and there are few street trees. As more people move to the area, the improvement of the pedestrian environment will become increasingly important.

**East Hennepin, Street Anthony Main and Dinkytown** are busy activity centers with a mix of restaurants, bars, retail and entertainment uses. Transit service is good. Residences are appropriately high density to serve the nearby student population. Chronic issues of traffic congestion and parking shortages must be addressed through creative solutions such as transit incentives, shared parking arrangements, and provision of bike lanes and lockers.

**The University of Minnesota** is a growth center. *The Minneapolis Plan* encourages intensive employment growth and transit service in designated growth centers (of which there are three in the city: U of M, downtown, and the Wells Fargo/hospitals area). While job generation is the principal component of a growth center, a successful growth center incorporates residential development and retail and service providers so that employees can meet their daily needs in and around the work place. *The Minneapolis Plan* estimates that the University of Minnesota has the ability to provide an additional 7,000 to 10,000 new jobs and 750 to 2,000 new housing units over the next 20 years. As the area grows, more people and more cars will worsen the traffic congestion and parking shortages that are already impacting residential neighborhoods near the university. The development of more housing will reduce traffic congestion by allowing people to live within walking, biking, or busing distance to work. These new residents will need services such as transit, public infrastructure improvements, retail establishments, schools, and professional offices to support their "low-impact" lifestyle. Around the university, a variety of high-density, affordable housing is essential.

## Objectives for Land Use

- *The Minneapolis Plan* Guidelines
- Multi-Family Housing
- University of Minnesota
- Dinkytown Boundaries
- Commercial Uses
- Single-Family Core

### *The Minneapolis Plan* Guidelines

**Objective:** Implementation of the planning guidelines established in *The Minneapolis Plan*.

**Policies:**

The Marcy-Holmes neighborhood will support the designations set forth in *The Minneapolis Plan* for the following uses and the policies related thereto.

1. The University of Minnesota Growth Area.
2. The Commercial Corridor along East Hennepin from the river to Central Avenue.
3. The Community Corridors along Central Avenue, East Hennepin east of Central Avenue, and University Avenue.
4. The Activity Centers at East Hennepin/Central Avenue/St. Anthony Main and at Dinkytown.

### Multi-family Housing

**Objective:** Focusing housing demand to acceptable areas on the edges of the neighborhood.

**Policies:**

1. Land to the river side of 4<sup>th</sup> Street SE and the blocks between 14<sup>th</sup> and 15<sup>th</sup> Avenues from Dinkytown to the railroad tracks may be considered for higher density multi-family housing development.
2. Industrial properties along the river side of University Avenue and along the north side of 8<sup>th</sup> Street SE should be considered for mixed use developments including residential uses.
3. Residential building heights should not exceed four (4) stories in Dinkytown in order to preserve the historical character of the area.

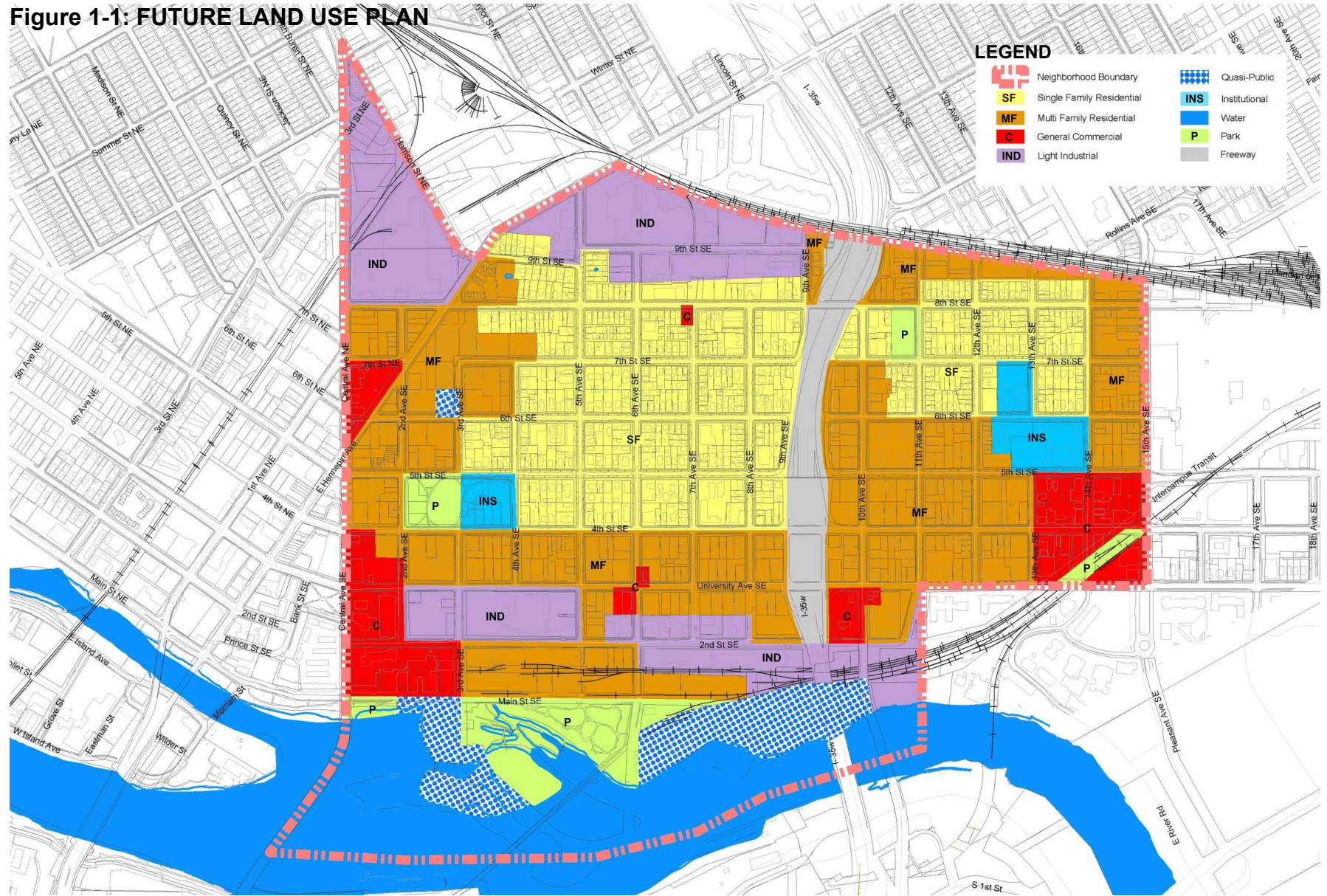
**Objective:** Adaptive reuse (reuse of the existing buildings with only minor demolitions) of the grain milling area near St. Anthony Main if and when the active milling operations are discontinued.

**Policies:**

1. The neighborhood supports the adaptive reuse of the mills between 2<sup>nd</sup> Street and Main Street as mixed residential and commercial uses and activities that attract pedestrian traffic to the area.



**Figure 1-1: FUTURE LAND USE PLAN**



### University of Minnesota

**Objective:** No encroachment of the University of Minnesota into Marcy-Holmes except for University owned housing.

**Policies:**

1. The U of M boundary should not expand into the Marcy-Holmes neighborhood except for possible creation of University owned and managed housing between 14<sup>th</sup> and 15<sup>th</sup> Avenues.

**Objective:** A better relationship between the U of M and the neighborhood.

**Policies:**

1. The neighborhood needs help from the City and Legislature to develop a more equal dialogue on University/neighborhood issues.
2. The University should attractively landscape and buffer the athletic department buildings along 15<sup>th</sup> Avenue.

### Dinkytown Boundaries

**Objective:** Development and improvement of Dinkytown within its current boundaries.

**Policies:**

1. Dinkytown should continue its current compact form and boundaries. Commercial uses should not expand beyond the area bounded by 13<sup>th</sup> Avenue, University Avenue, 15<sup>th</sup> Avenue, and 5<sup>th</sup> Street SE, except UTECH and the Chateau.

### Commercial Uses

**Objective:** Commercial areas that do not encroach into surrounding residential areas.

**Policies:**

1. The neighborhood supports the redevelopment and intensification of the Central/East Hennepin and Dinkytown commercial areas, but does not support expansion into the adjacent residential neighborhoods.
2. The neighborhood supports convenience retail activity at the locations shown on the accompanying land use plan map.

### Single-family Core

**Objective:** Expansion of the single-family core of the neighborhood along Fifth, Sixth, Seventh and parts of Eighth Streets.

**Policies:**

1. The single-family core of the neighborhood along 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup> Streets should be protected for single-family or two-family use.